



200303210296  
Skagit County Auditor

3/21/2003 Page

1 of

3 3:38PM

Return Name and Address:

ROMONA WEST - DEPT #9391  
WAL-MART STORES, INC.  
2001 SE 10th STREET  
BENTONVILLE, AR 72716

Please print or type information

**Document Title(s)**

- 1.
- 2.
- 3.
- 4.

Warranty Deed

**Grantor(s)**

- 1.
- 2.
- 3.
- 4.

Wal-Mart Stores, Inc.

☐ Additional names on page \_\_\_\_ of document.

**Grantee(s)**

- 1.
- 2.
- 3.
- 4.

Wal-Mart Real Estate Business Trust

☐ Additional names on page \_\_\_\_ of document.

**Legal description** (abbreviated: i.e. lot, block, plat OR section, township, range, qtr./qtr.)

Lots 3A, 3B, 3C of City of Mount Vernon Binding Site Plan

☐ Additional legal is on page \_\_\_\_ of document No. MV-1-94 BSP

**Reference Number(s)** (Auditor File Numbers) of Documents assigned or released:

9405310129

☐ Additional numbers on page \_\_\_\_ of document.

**Assessor's Property Tax Parcel/Account Number**

80050000030002 / 80050000030100 / 80050000030201

☐ Property Tax Parcel ID is not yet assigned  
☐ Additional parcel numbers on page \_\_\_\_ of document

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

Please return recorded deed to:

Romona West  
Dept. 9391  
2001 S.E. 10<sup>th</sup> Street  
Bentonville, AR 72716-0550

Store # 2596

### WARRANTY DEED

**WARRANTY DEED** made the 31<sup>ST</sup> day of October, 1996, between **WAL-MART STORES, INC.**, a corporation organized and existing under the laws of the state of Delaware, with offices in the county of Benton, State of Arkansas (hereinafter referred to as "Grantor"), and **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust with a mailing address of: 702 S.W. 8th Street, Bentonville, Arkansas 72716 (hereinafter referred to as "Grantee"),

### WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby forever bargain, sell, convey and confirm to Grantee, and its successors and assigns, a certain tract of land, situated, lying, and being in the City of Mount Vernon, County of Skagit, State of Washington, as more particularly described on Exhibit A attached hereto and made a part hereof;

**TO HAVE AND TO HOLD** said land unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And said Grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons claiming under Grantor, but none other, subject to the easements, encumbrances, restrictions, and other matters of record and the conditions and restrictions as stated herein.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed in its name by its Director, Wal-Mart Realty and caused its corporate seal attested by its Assistant Secretary to be hereto affixed.

(CORPORATE SEAL)

SECRET

By Romona L. West  
Assistant Secretary

**WAL-MART STORES, INC.**

BY Latriece Watkins

Latriece Watkins

Its: Director, Wal-Mart Realty

#1315

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 21 2003

STATE OF ARKANSAS )  
COUNTY OF BENTON ) SS

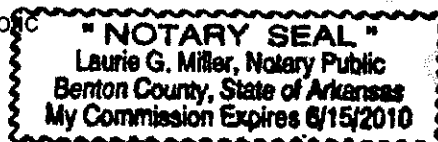
Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

In the State of Arkansas, County of Benton, on this 10<sup>th</sup> day of February 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Latriece Watkins, to me personally known, who being by me duly sworn did say that she is the Director, Wal-Mart Realty of the Grantor corporation in the foregoing deed, and that the seal thereto affixed is the corporate seal of said corporation and that said deed was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Latriece Watkins acknowledged said deed to be the free act and deed of said corporation.

WITNESS my hand and notarial seal subscribed and affixed in said county and state, the day and year in this certificate above written.

Laurie G. Miller

Notary Public



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EXHIBIT A

Mount Vernon, WA #2596  
2021 Market Street  
Mount Vernon, WA 98273

Lots 3A, 3B, and 3C of City of Mount Vernon Binding Site Plan No. MV 1-94 BSP, as approved May 31, 1994, and recorded May 31, 1994, in Volume 11, of Short Plats, page 77, under Auditor's File No. 9405310129, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian.

Metes and Bounds Description

All that certain real property situate in the Incorporated Territory of the City of Mount Vernon, county of Skagit, State of Washington, being portions of the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 18, Township 34 North, Range 4 East, Willamette Meridian, being also Lots 3A, 3B, and 3C of that certain plat of "City of Mount Vernon Binding Site Plan No. MV 1-94 BSP," filed in Book 11, of Short Plats, Pages 77-81, under Auditor's File No. 9405310129, Skagit County Records, and being more particularly described as follows:

Commencing at the East  $\frac{1}{4}$  corner of Section 18 as shown on said plat, thence along the East-West Centerline of Section 18, S90°00'00" W, 1332.45 feet to the East Center  $\frac{1}{16}$ <sup>th</sup> Corner; thence along the North-South centerline of the Northeast  $\frac{1}{4}$  of Section 18, N00°20'56" W 1657.73 feet to the North line of the South 330 feet of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, said point being the TRUE POINT OF BEGINNING and the Northwest corner of Lot 3C of Plat No. MV 1-94 BSP.

Thence along the boundaries of Lot 3C the following courses:

S89°50'52" E 660.91 feet;

Thence S00°24'07" E 124.90 feet to the Westerly line of Market Street;

Thence along the Westerly line of Market Street S35°08'11" W 87.55 feet to a point of curvature;

Thence Southerly 101.79 feet along the arc of a 210.00 foot radius curve, concave to Southeast, through a central angle of 27°46'18";

Thence leaving said Westerly line N90°00'00" W 573.09 feet to the Easterly right-of-way of Interstate Highway 5, being also the Northwest corner of Lot 3B at Plat No. MV 1-94 BSP;

Thence along said Easterly said Right-of-Way N00°20'56" W to the Point of Beginning.

Said Lot 3C contains approximately 4.220 acres, more or less.

ALSO beginning at the Northwest corner of Lot 3B described above, said point being the TRUE POINT OF BEGINNING of Lot 3B;

Thence along the boundaries of said Lot 3B the following courses;

S90°00'00" E 573.09 feet to the West line of Market Street;

Thence along the West line of Market Street Southerly 28.47 feet along the arc of a 210.00 foot radius curve, concave to the East with a radial bearing of S82°38'07" E, through a central angle of 07°46'00" to a point of tangency;

Thence S00°24'07" E 303.20 feet;

Thence leaving said Westerly line of Market Street N90°00'00" W 562.72 feet to the Easterly Right-of-Way of Interstate Highway 5, being also the Northwest corner of Lot 3A of Plat No. MV 1-94 BSP;

Thence along said Easterly Right-of-Way N09°48'40" W 53.25 feet to an angle point;

Thence N00°20'56" W 279.13 feet to the Point of Beginning.

Said Lot 3B contains approximately 4.344 Acres, more or less.

ALSO beginning at the Northwest corner of Lot 3A described above, said point being the TRUE POINT OF BEGINNING of Lot 3A;

Thence, along the boundaries of said Lot 3A the following courses;

S90°00'00" E 562.72 feet to the West line of Market Street;

Thence along the West line of Market Street S00°24'07" E 353.93 feet;

Thence leaving said West line of Market Street N90°00'00" W 504.00 feet to the Easterly Right-of-Way of Interstate Highway 5;

Thence along said Easterly Right-of-Way N09°48'40" W 359.17 feet to the Point of Beginning.

Said Lot 3A contains approximately 4.333 Acres, more or less.



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